

JUST MINUTES FROM THE DOMAIN

Suite 10212

For Sublease

10212 Metric Blvd | Austin, TX 78758

51,337 SF

TOTAL AVAILABLE

24'

CLEAR HEIGHT

10 + 1

DOCKS + RAMP

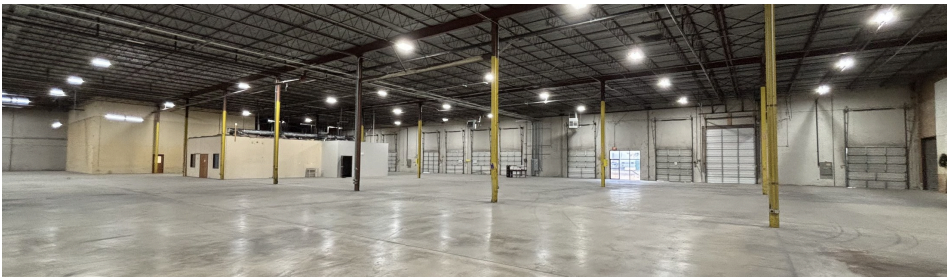
Rutland 3

NORTH AUSTIN INDUSTRIAL SUBMARKET

SUBLEASE TERM THROUGH
JULY 31, 2029

CBRE

Space Overview



AVAILABLE SF **51,337 SF**
90% warehouse / 10% office

SUBLEASE RATE **Contact Broker**

EST. 2026 OPEX **\$5.00 / SF**

OCCUPANCY **Available Now**

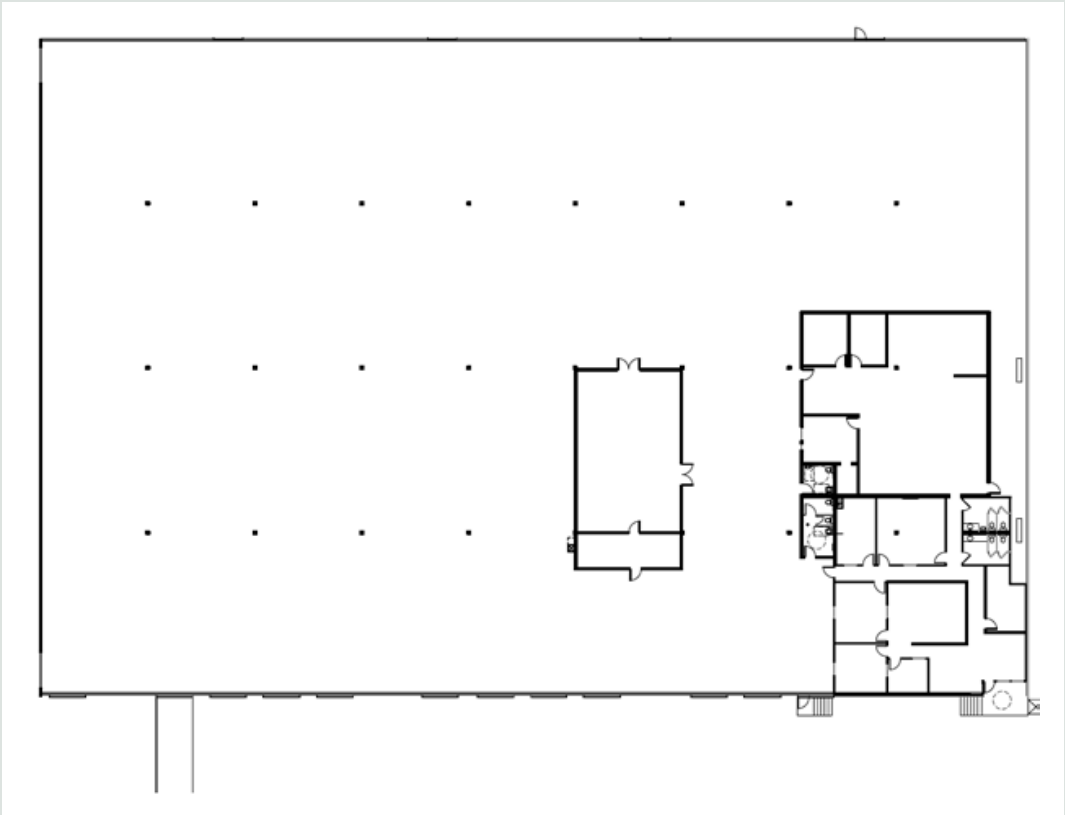
TERM EXPIRATION **July 31, 2029**

LOADING **10 Dock-High Doors + 1 Ramp**

CLEAR HEIGHT **24'**

PARKING **Ample Surface Parking**

SUITE 10212 — FLOOR PLAN



Warehouse Space



OPEN COLUMN-SPACED WAREHOUSE — 24' CLEAR



DOCK WALL



LED HIGH-BAY LIGHTING

WAREHOUSE FEATURES

- 24' clear height
- 10 dock-high doors plus one ramp
- Concrete slab in clean, move-in-ready condition
- LED high-bay lighting throughout

Office Build-Out



OPEN WORK AREA



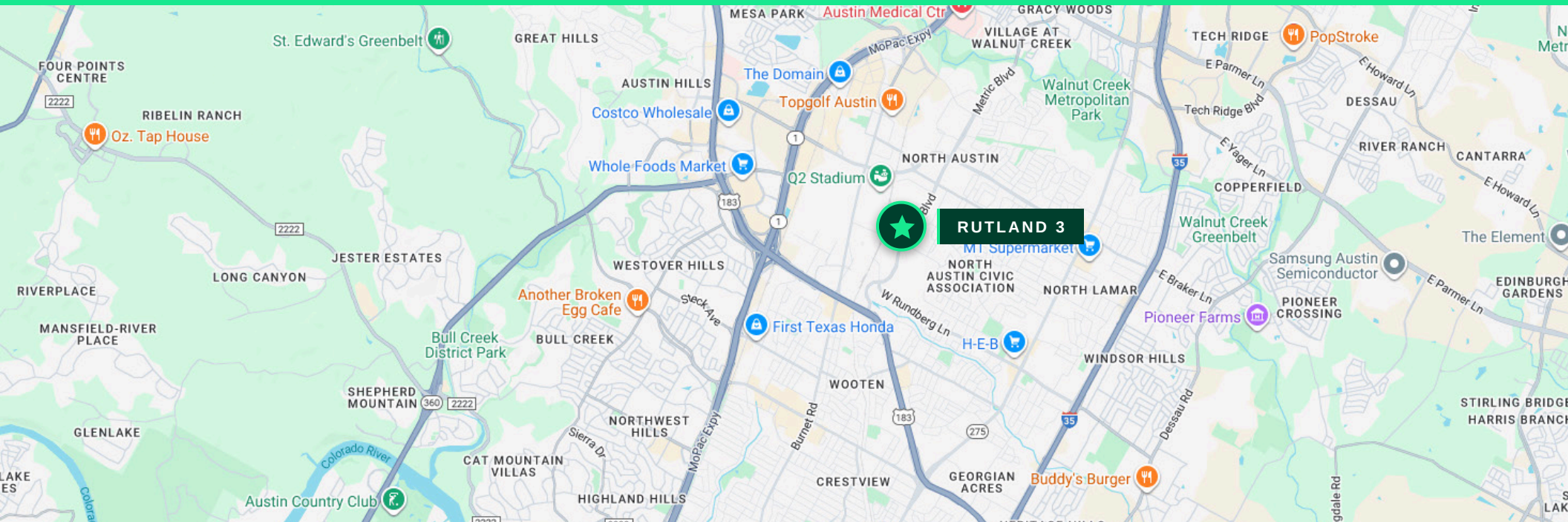
PRIVATE OFFICE — BUILT-IN MILLWORK



BREAK ROOM

OFFICE FEATURES

- Several private offices with built-in casework
- Large open work area for team seating
- Break room with sink and upper/lower cabinets
- Private restrooms serving the suite



ESTIMATED DRIVE TIMES

20 MIN

Downtown Austin

15 MIN

Austin-Bergstrom
Intl. Airport

5 MIN

MoPac
Expressway

5 MIN

Interstate 35

5 MIN

The Domain

SUBMARKET

North Austin — an established infill industrial corridor with direct access to Metric Blvd, Braker Ln and Burnet Rd, surrounded by dense residential and a deep labor pool.

FOR MORE INFORMATION

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